DOUGLAS COUNTY, NV

2022-980015

RPTT:\$1696.50 Rec:\$40.00 \$1,736.50 Pgs=2

01/19/2022 02:04 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1121-05-516-033

File No:

143-2644673 (et)

R.P.T.T.:

\$1,696.50

When Recorded Mail To: Mail Tax Statements To:

Josie Chelotti 265 Walker St Gardnerville, N

Gardnerville, NV 89410

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust dated May 25, 2000

do(es) hereby GRANT, BARGAIN and SELL to

Josie Chelotti, an unmarried woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 191, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT 6, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, FILE NO. 655937.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

## Subject to

- All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

| Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust dated May 25, 2000  Bonnie Jackson, Trustee  Donald Jackson Trustee   |                 |
|--|-----------------|
| STATE OF NEVADA )  | 1               |
| COUNTY OF DOUGLAS )  |                 |
| This instrument was acknowledged before me on  | by              |
| Notary Public Notary Notary Public Notary Notary Public Notary No | ounty  <br>2025 |
| This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed No. 143-2644673.  | under Escrow    |

## STATE OF NEVADA DECLARATION OF VALUE

| b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:  5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Jackson Family Living Trust Dated Print Name: May 25  Address: PO Box 8190  City: Gardnerville  State: NV Zip: 89460  City: Gardnerville  State: NV Zip: 89410  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  First American Title Insurance Print Name: Company  Address: 1663 US Highway 395, Suite 101  | 1.   | Assessor Parcel Number(s)   |  |  |
|--|--|---|--|--|
| 2. Type of Property a)  Vacant Land b) Single Fam. Res. c)  Condo/Twnhse d)  2-4 Plex Book Page: e)  Apt. Bldg. f)  Comm'l/Ind¹ Date of Recording: Notes: Date of Recording: Notes: Notes: Notes: Notes: Date of Recording: Notes:     |  | 1121-05-516-033   | \ \  |  |
| 2. Type of Property a)   |  |   | \ \  |  |
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| a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm*/Ind*1 g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$435,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$435,000.00 d) Real Property Transfer Tax Due \$1,696.50 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 7 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Capacity: Capacity: Seller (GRANTOR) INFORMATION (REQUIRED) Jackson Family Living Trust Dated Print Name: May 25 Address: PO Box 8190 City: Gardnerville City: Gardnerville State: NV Zip: 89460 State: NV Zip: 89460 State: NV Zip: 89460 State: NV Zip: 89410 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 1663 US Highway 395, Suite 101  | _  | /   | \ \  |  |
| c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm¹/Ind¹ Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: \$435,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$435,000.00 d) Real Property Transfer Tax Due \$1,696.50  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: % The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and sayerally liable for any additional amount oywed.  Signature: Capacity: Capacit |  |   | EOR RECORDERS ORTIONAL LISE                |  |
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| Address 1663 US Highway 395, Suite 101   | Prin   |   | File Number: 143-2644673 et/ et            |  |
|  | Add  | ress 1663 US Highway 395, Suite 101   |  |  |
| City: Minden State: NV ZIP: 89423  | City   |   | State: NV Zip: 89423                       |  |